

ORDINANCE NO. 00-389

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS  
AMENDING CHAPTER 14.13 OF TITLE 14 OF THE RESTRUCTURED LOS ALTOS  
MUNICIPAL CODE PERTAINING TO THE SINGLE-STORY  
OVERLAY ZONING DISTRICT (R1-S) REGULATIONS

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**SECTION 1. FINDINGS:** The City Council of the City of Los Altos hereby finds:

- a) That the zoning ordinance shall be consistent with the General Plan as provided by Section 65860 *et seq.* of the California Government Code;
- b) That the proposed code amendments are consistent with and serve to implement Goal 1 and Policy 11 of Chapter 3 (Community Design & Historic Resources) and Goal 1 and Policy 3 of Chapter 5 (Residential Development) of the Los Altos General Plan;
- c) That this ordinance is not subject to the California Environmental Quality Act according to Section 15061 (b) (3) of the Act because it can be seen with certainty that no environmental effects will occur from the code amendments;
- d) That the City Council has heard and considered oral comments and written information submitted at public meetings and considers this code amendment to be in the best public interests.

**SECTION 2. AMENDMENT OF CODE:** Section 14.13.060 is hereby added to Chapter 14.13 of Title 14 of the Restructured Los Altos Municipal Code as follows:

**“Section 14.13.060. Implementation of Approved Two-Story Residential Design Review Applications.**

A two-story residential design review application that is granted final approval by the City may be implemented, subject to the time limits listed below, regardless of whether a one-story overlay zone application is subsequently approved for a neighborhood that includes the same property after the two-story residential design review application has been approved.

Implementation of an approved two-story residential design review application pursuant to this Section shall be subject to the following time limits:

- A. A complete building permit application shall be submitted within one-year of design approval;
- B. The building permit shall be issued (picked-up) within 18 months of design approval; and
- C. The first building permit inspection shall be passed within 24 months of the date of design approval.”

**SECTION 3. AMENDMENT OF CODE:** Section 14.13.070 is hereby added to Chapter 14.13 of Title 14 of the Restructured Los Altos Municipal Code as follows:

**“Section 14.13.070. Denial of Two-Story Residential Design Review Applications Submitted Prior to July 15, 2001.**

- A. When a complete two-story residential design review application is submitted prior to July 15, 2001 the City shall deny said two-story residential design review application if a complete one-story overlay zone application is submitted for a neighborhood that includes the same property prior to final City action on the two-story residential design review application.

- B. The City's denial shall be based upon a finding that approval of a two-story residential design review application while a one-story overlay zone application is being considered for a neighborhood that includes the same property would be inconsistent with the purposes of the one-story overlay zone, and would be potentially incompatible with the neighborhood character.
- C. In the event that a one-story overlay zone application provided the basis for denial of a two-story residential design review application pursuant to this Section, and that one-story overlay zone application is ultimately denied or rejected by the City Council, the two-story residential design review application that was denied may be resubmitted without additional application processing fees."

**SECTION 4. AMENDMENT OF CODE:** Section 14.13.080 is hereby added to Chapter 14.13 of Title 14 of the Restructured Los Altos Municipal Code as follows:

**"Section 14.13.080. Processing of Two-Story Residential Design Review Applications**

A. City staff shall not accept a two-story residential design review application prior to July 15, 2001 if a complete one-story overlay zone application has been filed with the City for a neighborhood that includes the same property. The prohibition on accepting two-story residential design review applications within a proposed one-story overlay zoning district shall apply for a period of six months after the date that the complete one-story overlay zone application is submitted to the City.

B. A complete two-story residential design review application that is submitted after July 14, 2001 shall be reviewed, processed and acted upon provided that a complete one-story overlay zone application has not already been submitted for a neighborhood that includes the same property."

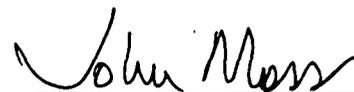
**SECTION 5. PUBLICATION:** A summary of this ordinance shall be published in the Los Altos Town Crier, as provided for in California Government Code Section 36937.

**SECTION 6. EFFECTIVE DATE:** This ordinance shall be effective upon the commencement of the thirty-first day following the adoption date.

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The forgoing ordinance was duly and regularly introduced at a meeting of the City Council of the City of Los Altos on September 26, 2000 and was thereafter, at a regular meeting held on October 10, 2000, passed and adopted by the following vote:

Ayes: Mayor Moss, Councilmembers Becker, Casto, LaPoll and Lear  
Noes: None  
Absent: None

  
John Moss, Mayor

Attest:

  
Carol Scharz, City Clerk